

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

**COMMENTS FROM ENGINEERING WILL BE
AVAILABLE AT THE DRC MEETING**

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SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Venetian Villa Townhomes

Case #: 101-R-01

Date: 9-25-01

Comments:

- 1) Flow test required.
- 2) Show location of existing hydrant.
- 3) Building sprinkler system required at permit.
- 4) Show fire main, DDC and FDC on civil plans.
- 5) The stairs do not comply with NFPA 101, 18-2.2.3..2.

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SITE PLAN REVIEW AND COMMENT
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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Venetian Villa Townhomes

Case #: 101-R-01

Date: September 25, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Venetian Villa Townhomes

Case #: 101-R-01

Date: 9/25/01

Comments:

1. One of the landscape requirements for vehicular use areas is that where there is more than 2 spaces in a row that terminates in an aisle or driveway, an 8' peninsula tree island is required. There appears to be a deficiency in this regard.
2. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Trees require a pervious area with a minimum width of 8'. Oak trees are shown in a swale area that does not meet this minimum. Verify that other trees on the site meet pervious area requirements.
4. Backout parking is allowed for residential uses; however, a landscape area with a minimum width of 5' is required at the head of the parking spaces.
5. All Tree Preservation Ordinance requirements apply, including those regarding the guarantee for relocated trees.
6. Add rain sensor requirement to irrigation note.

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Division: Planning

Member: Michael B. Ciesielski
828-5256

Applicant: Venetian Villa Townhomes, LLC

Case #: 101-R-01

Date of meeting: September 25, 2001

Comments:

Request: 8-unit townhouses in RC-15 zoning district.

1. This project must comply with ULDR Section 47-18.33, Townhouse. The dimensional requirements for RC-15 as written in ULDR Section 47-5.33 table apply unless otherwise noted in 47-18.33.
2. Indicate lot size for each unit, including driveways and areas held in common ownership.
3. Air conditioning units located in the rear of the property should be located inside the 6' high fence.
4. Include the dimensions of all balconies.
5. Show outlines of adjacent buildings on Site Plans, Landscape Plans, and Elevations. Show the relationship of the proposed to NE 26th Avenue and property lines in Elevations.
6. Label all easements on the architectural site plan.
7. Provisions satisfactory to the City Attorney, shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the townhome group, as well as a recordable easement along the rear property line of the group for use by owners of the group.
8. Tabular information on site plan does not include parking data. Please include parking data on revised site plan.
9. Discuss possible side yard encroachments above 22' in height. Step-back regulations require a 1:1 (step-back for that portion of the building exceeding 22' in height). (Sec. 47-18.33.B.5.d.)

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10. A maintenance agreement is required for all townhouse developments (ULDR Section 47-18.33.B.11).
11. Plans must be revised to meet Sec. 47-18.33.B.9, i.e. that 75% of the fencing along the front yard of a new townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence.
12. Discuss with Engineering representative whether planters located between the garages for units # 3 and # 4 as well as units # 5 and #6 need to be relocated or eliminated (is there sufficient space for cars to either backout or turn around ?)
13. Discuss design alternatives which would provide a minimum 3' wide sidewalk from each principal entrance to the public sidewalk as per 47-18.33.B.10.a.
14. Additional comments may be forthcoming at DRC meeting.
15. Response to these and other comments made at the DRC meeting should be provided within 90 days of this meeting or an additional DRC review may be required.

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Division: Police

Member: Det. C.Cleary- Robitaille

Project Name: Venetian Villa Townhomes

Case #: 101-R-01

Date: 9-25-01

Comments:

Owner/ Residents should be encouraged to protect their first floor windows and entranceways, particularly the French doors to the rear.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Venetian Villa Townhomes

Case #: 101-R-01

Date: 9/25/01

Comments:

1. Rear yard setback for townhouse developments is twenty (20) feet from the property line in accordance with section 47-18.33.B.5.c.
2. Dimension roofed entrances as required in section 47-18.33.B.6, a minimum of three (3) feet by five (5) feet.
3. Tandem parking is prohibited in accordance with section 47-20.10. A & B, remove guest parking labels from plans.
4. Clearly indicate five (5) foot setback dimension of mechanical equipment in along rear property line.
5. Dimension balconies on site plan and elevations. In accordance with section 47-19.2.B unenclosed balconies with open railings and dormers accessory to residential use are permitted to extend into the yard area a distance of three (3) feet from the face of the building, or one-third (1/3) the amount of required yard. Accessory uses which encroach into any yard area are permitted to have a total combined linear façade length not greater than twenty percent (20%) of the total linear length of the façade to which they are attached.
6. Provide building height from grade as defined in section 47-2.
7. Fences in RD-15 shall be seventy five percent (75%) non opaque materials such as vertical bars and picket fence in accordance with section 47-18.33.B.9.
8. Maintenance agreement and easements provisions shall be satisfactory to the City Attorney and recordable prior to C.O.
9. Additional comments maybe forthcoming at DRC meeting.